

*Rosen*

✓  
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American Suburbs  
Professor Goss

### CRYSTAL HEIGHTS SUBDIVISION

The Crystal Heights subdivision is composed of three streets which include; Crystal Avenue, Stratford Drive, and part of 20th East. This parcel of land belonged to J. Kenneth Thayn and his wife Olive May G. Thayn. In the Owners Dedication it reads "Know all men by these presents that Olive May G. Thayn owner of the above described tract of land having caused the same to be subdivided into lots and streets to be hereafter known as Crystal Heights does hereby dedicate to the perpetual use of the public all parcels of land designated in the Surveyors Certificate and shown on this map as intended for public use" signed Olive May G. Thayn (owner) signed in the presence of: Eldin V. Smith. The Surveyors Certificate also included on the plat print out from the Salt Lake County Recorder reads "I hereby certify that the tract of land shown on this map and owned by Olive May G. Thayn is bounded and describe as follows to wit."

Commencing No 03'54"W 348.85 ft. and N89 50'E 1.32 ft. from City Monument at 27th South and 20th East said point being S89 50'W 33.41 ft. from the Northwest corner of lot 9 Country Club Garden Tract Subdivision Thence North 860.0 ft. thence S69 15'30"S 649.852 ft. thence S41 10'S 400.259 ft. thence N89"50'E 528.134 ft. thence S69"15'30"E 677.309 ft. thence S0 10'E 84.286 ft. to the North line of Country Club Garden Tract Subdivision thence S89"50'W 2033.0 ft.

to commencement. The same being known as part of the S.W Quarter of Sec. 22 Tis-RIE S.L.B. & M. and that by authority of said owners thereof I have Subdivided the same into lots and streets, to be known as CRYSTAL HEIGHTS and that to same has been accurately staked out on the ground as represented hereon

Parcels of land designated for public use

20th East as shown  
Crystal Avenue as shown  
Stratford Drive as shown

*it's out to the chase*

signed engineer J. Kenneth Thayn. The Acknowledgement also appears on the map from the S.L Record stating, "State of Utah s.s. County of Salt Lake On this 21st day of OCT. 1943 personally appeared before me the undersigned Notary Public in and for said county of Salt Lake Olive May G. Thayn the signer of the above instrument who duly acknowledged to me that she executed the same freely and voluntarily and for the use and purposes set forth" signed Notary Public Ernes P Wright Residing in Salt Lake City with his commission expiring AUG. 27, 1947. These were presented to the board of city commissioners and the city engineer authorized to approve on the 25th day of January 1944. It was signed by the city recorder, Irma F. Bitner and approved by the assistant city engineer on July 27, 1944. This was filed and recorded at the request of American Land Company Inc. on June 29, 1944 and signed by the county recorder, Cornelia S. Luard.

In talking to Denny Morgan, who is one of the people who purchased a new home located on Stratford Drive as well as a long

time owner, Reid Dimond (also living on Stratford Drive) I found that J Kenneth Thayn and Olive May G. Thayn were what you could call wealthy, especially during the time period right after World War II when Crystal Heights originated. Mr. Denny Morgan said that J.K. Thayn bought the land for tax purposes. Reid Dimond said that Mr. Thayn was regarded as a scoundrel by many people who lived in the subdivision, but that both he and his wife Olive were also quite generous. Mr. Dimond believes that the Thayn's gave part of the land to the west of Crystal Heights subdivision to the Church of Jesus Christ of Latter-Day Saints to use for a ward house. Mr. Dimond also said that Olive would buy the hymn books for the church, the Crystal Heights Ward. The Thayn's lived just east of the Crystal Heights subdivision on Berkley Circle. At that time their house, as well as the homes on the north side of Crystal Avenue and the north side of Stratford Drive overlooked part of the Salt Lake Country Club. The view and quietness of the land between these homes and the Country Club was taken away as the growth in Salt Lake City increased. A freeway was built in this space. Mr. Denny Morgan believes that this was built in about 1960. Growing up living in 2059 Stratford Drive I recall seeing slides of my older brother and sisters standing in the backyard with a beautiful view of the golf course in the distance. Then as they got older the background behind them was no longer the golf course, but was the construction of the freeway.

In my interview with Denny Morgan I found that all the homes sold for the same price, which at that time was \$6,500. The homes

all are pretty much the same style. He didn't know who the architect(s) was/were and I was unable to find any in my search. All the homes in the subdivision are made of brick and mortar. When I asked John Shirley, an architect who used to live right next to the Crystal Heights subdivision what style these homes were, he took a long pause. He then said they were what he would call a post WWII cottage. Mr. Morgan said that all the home buyers at that time were young couples. He said it was a very nice neighborhood and that everyone would help each other out. For instance, when there were snow storms they would help each other shovel their walks and if someone got their car stuck in the snow they would help get it unstuck. He recalled that many cars got stuck because the road at that time was not paved, but was only gravel. He also said that the driveways were two strips of pavement with a grass strip in between them and that there were no sidewalks. This was an automobile subdivision, but since it was the post WWII era and since the economy was not so great, none of these homes had garages. If the owner wanted one they would have to build it themselves. Many of the homes there still do not have a garage. Mr. Morgan also recalled that since it was right after the war he as well as many others couldn't buy furnaces. They had to use coal furnaces. On the east side of my parent's house (2059 Stratford Drive) on the bottom part of their home there is a tarred off metal coal chute where they could shovel the coal down into to use for the coal furnace. The Morgan's also started out with a 20 gallon natural gas water heater. They didn't have mailboxes on

their homes, they had to go to their mailboxes which were on 20th East. The basements were all unfinished so the home owner could finish it himself when and how they wanted. The unfinished basements made it more financially possible for young couples starting out able to buy a home in this subdivision.

In talking with Mr. Dimond he told me how many of the homes had wooden shutters on them, his being one of them. They didn't work, but were used as part of the design. Some of the homes still have these on them, but many of the people have replaced them with aluminum awnings to keep out too much sunlight. He also remembered that before he could move into his house on Stratford Drive he had to replace the kitchen ceramic sink which had a hole in it from someone dropping something in the sink. He also knew that many of the houses didn't have bathtubs that you could buy. Many of them had to make their own bathtubs using ceramic tiles and grout. When he moved into the home there were no bathtub fixtures. There was only a piece of pipe with a nail in it at the end to turn off and on the water. None of these houses had sprinkler systems in there yards, and if and/or when one was later put in, it was a very hard job because of all the rocks under the lawns.

The parcel of land that the Crystal Heights subdivision is located on has a recorded history which dates back to the pioneer days. In the Abstract of Title prepared by Title Insurance Agency of Utah, Inc. it reads that James W. Cummings got the land from The United States of America. This was recorded June 7, 1877 and dated July 15, 1872. This was later sold to Brigham Young and recorded

on the 7th day of June 1877 and dated June 6, 1877. When Brigham Young died the property was left to Mahonri M. Young, which was recorded June 17, 1878 and dated June 15, 1878. The next to buy the property was Frank W. Jennings from Agnes M. Young, who was the executrix of the last will and testament of Mahonri M. Young. This was recorded June 26, 1884 and dated June 4, 1880. Frank W. Jennings then sold the land to Deseret Woolen Mills Company, which was recorded on the 29th of July 1886 and dated the 14th of January 1886. James D. McGill then purchased the land from Deseret Woolen Mills Company dated April 5, 1890. The McGills then sold the land to Union Worthington, James A. Williams and Charles H. Schreiner, dated April 5, 1890 and recorded April 7, 1890. The land continues to be bought and sold until Olive May G. Thayn gets the land in 1942 on the 11th day of May. She then had the land divided into 99 lots and sold the property to American Land Company Inc. (the developer) July 3, 1944. This was then presented to the board of city commissioners on the 25th day of January 1944 and approved on June 27, 1944. The American Land Company then had this recorded on the 29th of June 1944. This was the date that the subdivision began.

The American Land Company used the Lemibke Construction Company for their builders. The homes were all brick one story homes for single families. None of them had garages, but a single car or a double car garage could be added by the owner.

The covenants and restrictions stated, "No race or nationality other than the Caucasian race, shall use or occupy any building on

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2 pages*

any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant." Abstract of Title p.72 The land was strictly for the use of private residents and that it was not to be used for stores or apartments. The homes were not to cost less than \$4,500, and "the ground floor square-foot area of the main structure, exclusive of one-story open porches and garages, shall not be less than eight hundred square feet" ibid p.72. The other architectural covenants stated how close to the property line and the home that the garages could be built. There were to be no one living in a trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract.

The street pattern for the subdivision is really pretty basic. Crystal Avenue is just a straight street which makes a 90 degree turn at the east end, but that is where part of the boundary ends. The Twentieth East part included in the Crystal Heights subdivision is also straight with a little curve at the north end. Stratford Drive is sort of "C" shaped having the most personality. There are very few street lights which exist in this subdivision and they were not originally there when the subdivision was established. There are no parks in the subdivision, but one is just west of 20th East. This also wasn't a park at the time Crystal Heights was made. The Salt Lake Country Club was one main aspect which made this subdivision a nicer area.

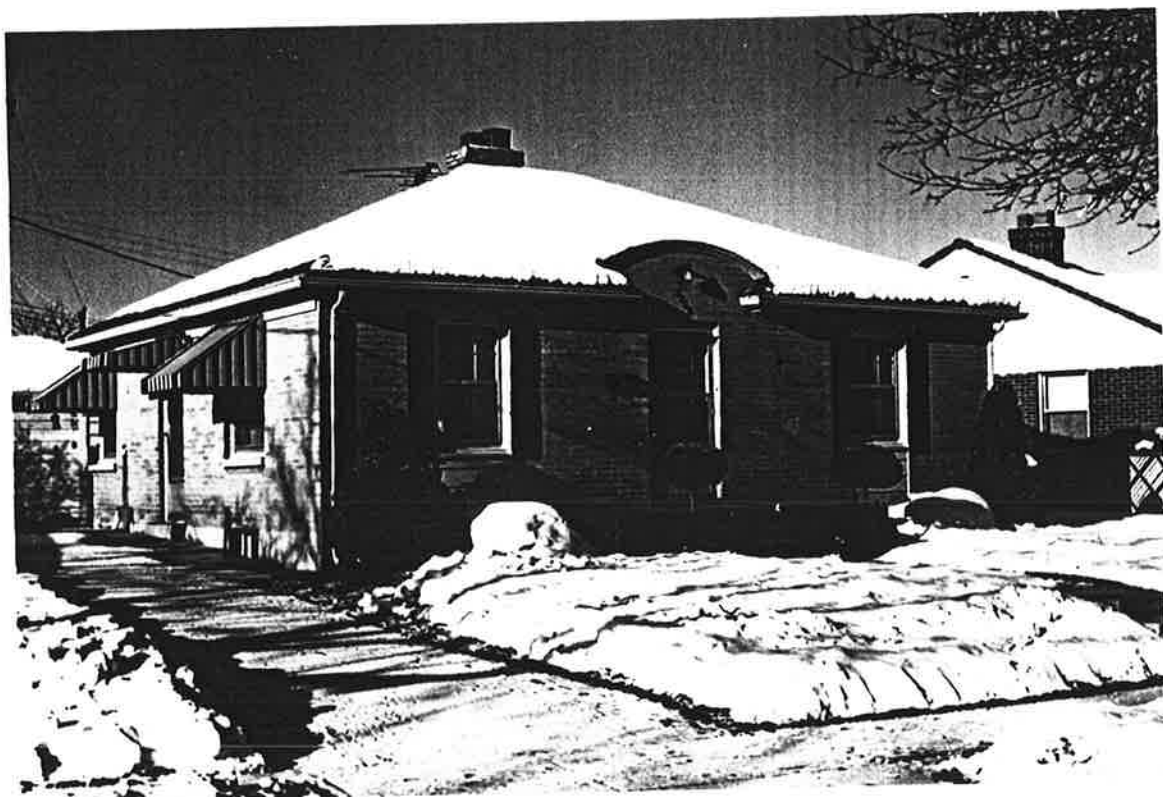
*refer to plan*

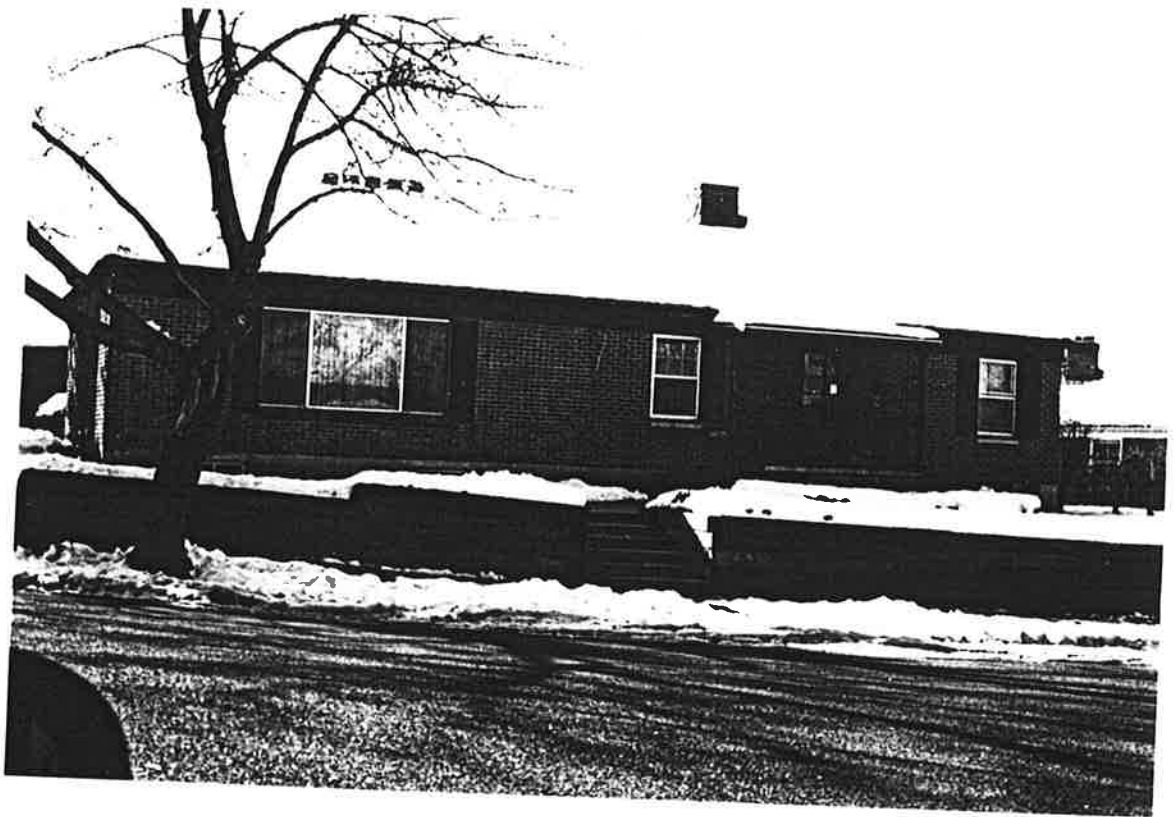
The floor plan of the houses were all pretty much the same. On the main floor they have two bedrooms, one bathroom, a kitchen

and a living room. The main differences in some of the houses are that some have a dining area attached to the living room with no separation and some have the eating area in the kitchen. The square footage of the home I took the floor plan of was 1444 square feet including the basement. There were no model homes erected for this subdivision. *w/out basement How much?*

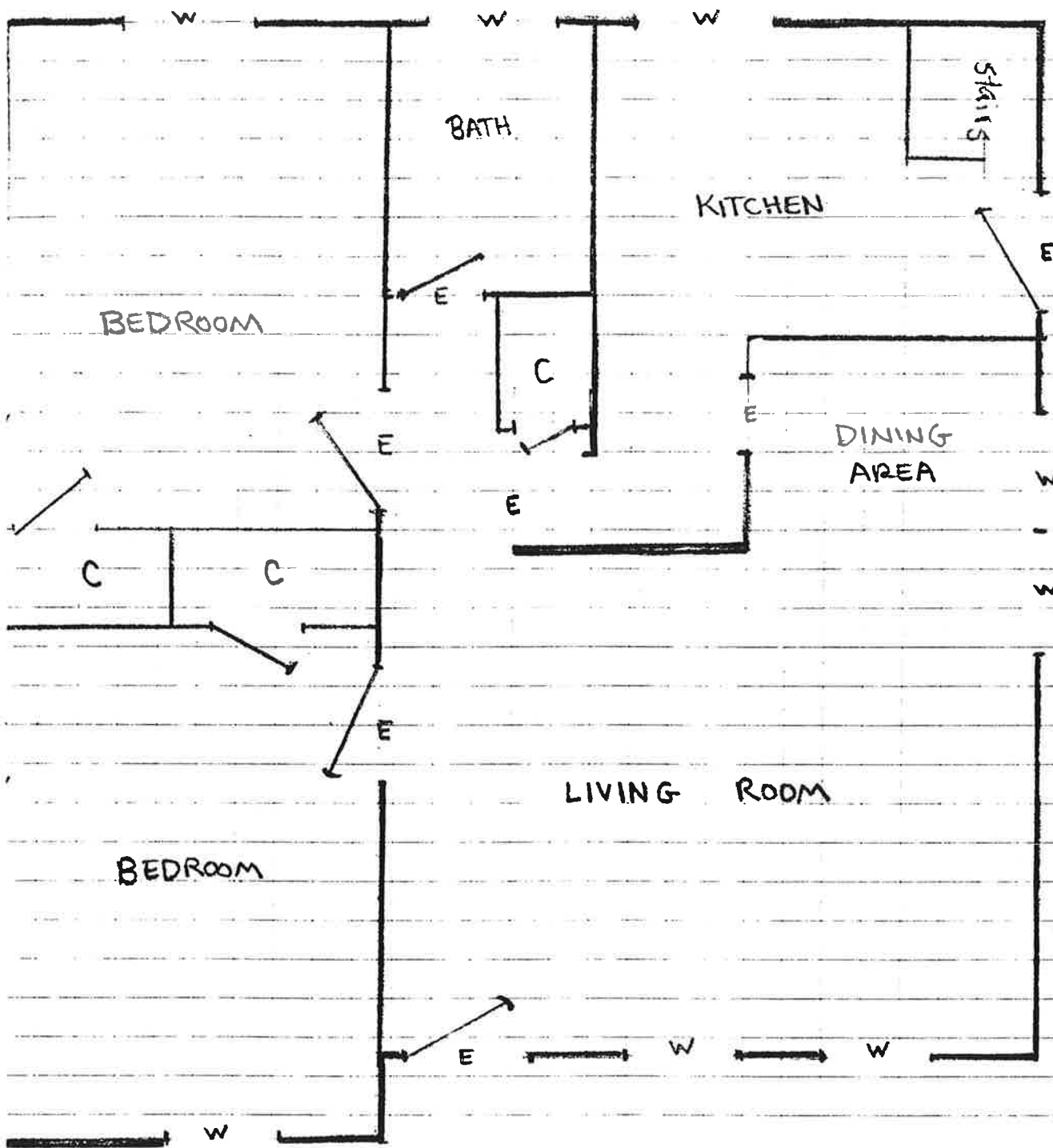
The changes which commonly took place in the architecture of these homes were; added garages, awnings replaced shutters, basements were finished, some added carports instead of garages. Also more recently a few of the home owners have added on to their houses. Most of them have added on to the back of their homes, while one who has a corner lot added a wing onto the side of their house. There are also a couple homes which have added a bay window and one which has added lattice work to the porch.

The earliest residents were young caucasian middle-class income couples. Today the people who live in the Crystal Heights subdivision are mostly older people who purchased their homes either when they were first built or shortly thereafter. They raised their families there and just either liked the neighborhood, or never really had the chance to get something else. There are also quite a few young families who start out in this area. For the most part it is still a middle income area which many of the residents enjoy being a part of.









# CRYSTAL HEIGHTS

PART OF S.W. QUARTER OF  
SEC. 22  
T1S - R1E S.L.B. & M.

SCALE 1"=200'

